This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 09/24/13 15:17 4 pgs
Fees:23.00 Taxes:148.00
20130924-0100511

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
M & J General Partnership 1019 Millwood Lane Ashland City, TN 37015	same	050-02-0-001.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Gayle L. Jones**, unmarried, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **M & J General Partnership, a Tennessee general partnership**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Willow Creek, Section I, of record in Plat Book 5200, page 629, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Russell Jones and wife, Gayle L. Jones, by deed from Anthony Allen, Sr. dated April 17, 1998, of record in Book 10890, page 671, Register's Office for Davidson County, Tennessee. Russell Jones is deceased.

Subject to the following restrictions and conditions:

1. County property taxes for 2013 are a lien, but not yet due and payable.
2. All matters appearing on the plan of record in Plat Book 5200, page 629, Register's Office for Davidson County, Tennessee.
3. Restrictive covenants of record in Book 6217, page 956, said Register's Office.
4. Any and all visible easements on and across subject property.
5. Subject to any and all building and zoning regulations of city, county and state.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever;

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This improved property is known as: 3533 Brick Church Pike, Nashville, TN 37207.

WITNESS MY HAND this 24th day of September, 2013, in Franklin, Tennessee.

GAYLE L. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Gayle L. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Franklin, Tennessee, this 24th day of September, 2013.

NOTARY PUBLIC

My Commission Expires: 7-6-15

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $40,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 24th day of September, 2013, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 7-6-15

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Michelle W. Locke, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 10/20/2013

